EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

November 13, 2026

Jen Uhler
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: **Siesta Grove Final Plat (SF-26-026)**

Jen,

The Park Planning Division of the El Paso County Parks Department has reviewed the Siesta Grove Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Siesta Grove Final Plat application proposes the subject property going through the final plat process to create four lots that total 35.08 acres in size. The property is zoned RR-55 but is undergoing a rezone to RR-2.5 a zone district. The RR-2.5 zone district is intended to accommodate low-density, rural, single-family residential development. The subject property is located west of Siesta Grove and Farrar Drive intersection in the northeastern portion of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Property is Black Forest Regional Park which is 2.52 miles south of the property. Fox Run Regional Park is 2.78 miles west of the property. Lastly, the Fox Run Regional Trail is 1.52 miles southeast of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of $2,020 as shown in the attached Development Application Review Form.

Staff Recommendation:
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Siesta Grove Final Plat: (1) Regional park fees in the amount of $2,020 shall be due at time of the recording of the Final Plat.

Sincerely,

Ashlyn Mathy

Ashlyn Mathy
Parks Planner
El Paso County Parks Department
ashlynmathy@elpasoco.com

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 13, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: Siesta Grove Final Plat

PCD Reference #: SF-26-026

Application Type: Final Plat

Total Acreage: 35.08

Total # of Dwelling Units: 4

Dwelling Units Per 2.5 Acres: 0.29

Regional Park Area: 2

Urban Park Area: 2

Existing Zoning Code: RR-5

Proposed Zoning Code: RR-2.5

Applicant / Owner:
Vertex Consulting, LLC
Nina Dossey
(719) 433 2018

Owner's Representative:
Vertex Consulting Services, LLC
Nina Dossey
(719) 433 2018

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 4 Dwelling Units = 0.078

Total Regional Park Acres: 0.078

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 4 Dwelling Units = $2,020

Total Regional Park Fees: $2,020

Urban Park Area: 2

Neighborhood: $119 / Dwelling Unit x 4 Dwelling Units = $0

Community: $184 / Dwelling Unit x 4 Dwelling Units = $0

Total Urban Park Fees: $0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Siesta Grove Final Plat: (1) Regional park fees in the amount of $2,020 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action: N/A